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MINUTES OF COUNCIL STUDY MEETING – APRIL 8, 2008

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, APRIL 8, 2008, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Dennis J. Nordfelt
Russ Brooks
Carolynn Burt
Joel Coleman (Arrived as noted)
Corey Rushton
Steve Vincent
Mike Winder

Layne Morris, Acting City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Kevin Astill, Parks and Recreation Director
Jim Welch, Finance Director
Russell Willardson, Public Works Director
Joseph Moore, CED Director
Buzz Nielsen, Police Chief
John Evans, Fire Chief
Nicole Cottle, Acting City Attorney
Aaron Crim, Administration
Craig Thomas, Administration
Owen Jackson, Administration
Jake Arslanian, Public Works Department
Steve Pastorik, CED Department

1. PRESENTATION, JENNIFER BRAUNERSRITHER – SKATEPARK

Acting City Manager, Layne Morris, introduced Jennifer Braunersrither and invited her to make a presentation regarding the skatepark issue. Ms. Braunersrither stated she had lived in West Valley City all of her life and recently graduated from Salt Lake Community College. She gave background on why the City needed a skatepark. She also provided the Council with documentation of signatures of individuals in favor of a skatepark in West Valley City.

The following individuals also expressed views and provided information as follows:

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Eric Gepkens stated the empty field on 5600 West near 3100 South would be an ideal location and discussed his reasons.

Chad Ninow stated he also lived in West Valley City and there had never been a designated place to skate in the City. He also stated many groups of kids found parking lots and other locations to skate and/or roller blade. He displayed photographs of kids in various locations and requested the Council consider building a skatepark in the City.

Yokchi Chang stated he was also a resident of West Valley City and he discussed ways to mitigate and/or clean up a skatepark from vandalism or graffiti.

Jennifer Braunersrither stated she and her friends would take care of the skatepark and it would be better for kids to have a designated area to skate. She stated they had prepared a video and requested to show it to the City Council. The video was shown which included statistics, comments and interviews with young adults.

Councilmember Coleman arrived at the meeting at 4:42 P.M.

Jennifer Braunersrither and the others answered questions from members of the City Council.

Upon inquiry, Parks and Recreation Director, Kevin Astill, and Acting City Attorney, Nicole Cottle, answered questions regarding liability issues, risk, design of previously proposed skatepark, costs, etc.

Jennifer Braunersrither thanked the City Council for their time in hearing comments regarding a skatepark in West Valley City. The City Council expressed appreciation to Ms. Braunersrither and other participants for the effort put into the presentation. Mayor Nordfelt stated they had admirably represented themselves as young adults and expressed appreciation for the information provided to the Council. He also pointed out there was the matter of costs and wetlands issues regarding the property suggested for the skatepark.

Upon discussion, the City Council directed the City Manager to research a design, proposed locations, possible business partners and costs regarding a skatepark and provide the information for discussion and consideration at a future Study Meeting.

2. PRESENTATION, BILL WALTERS, TRIPLE CROWN SPORTS – SOFTBALL TOURNAMENT

Acting City Manager, Layne Morris, introduced Bill Walters, Triple Crown Sports, who provided information regarding softball activities and tournaments.

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Mr. Walters distributed and discussed written information regarding Triple Crown Sports, including previous events, a five-year plan including a proposed girl's fast pitch softball tournament to be held in West Valley City. He also stated they were looking for a long-term partnership with the City, and he answered questions from members of the City Council.

Mayor Nordfelt expressed appreciation to Mr. Walters for his presentation and stated the City Council remained positive regarding a long-term relationship with Triple Crown Sports.

3. REVIEW AGENDA FOR REGULAR MEETING SCHEDULED APRIL 8, 2008

Acting City Manager, Layne Morris, stated one new item had been added to the Agenda for the Regular Council Meeting scheduled April 8, 2008, and he discussed that item and others as follows:

Item No. 6. A. – PUBLIC HEARING, RECEIVE INPUT FROM THE PUBLIC REGARDING A PROPOSED PLEDGE OF CERTAIN OF THE CITY'S SALES AND USE TAX REVENUES

Acting City Manager, Layne Morris, stated a public hearing had been advertised for the Regular Council Meeting scheduled April 8, 2008, at 6:30 P.M. in order for the City Council to receive input from the public regarding a proposed pledge of certain of the City's sales and use tax revenues. He discussed proposed Resolution No. 08-107 to be considered by the City Council subsequent to the public hearing, as follows:

Mayor Nordfelt informed the public hearing needed to be re-advertised as the Notice of Public Hearing to Consider Pledging Excise Tax Revenues had contained an inadvertent error. He advised that in order to comply with legal requirements the Notice would be republished for the new public hearing date of April 22, 2008, at 6:30 P.M. He suggested anyone desiring to address the Council at the meeting scheduled later this night be allowed to do so, and then he would ask for a motion to continue the public hearing to April 22nd.

Item No. 7. B. – RESOLUTION NO. 08-122, APPROVE CONSENT TO ASSIGNMENT AND ESTOPPEL AGREEMENT WITH ARGENT 201, LLC, AND US BANK NATIONAL ASSOCIATION TO FACILITATE DEVELOPMENT IN THE NORTH CENTRAL ECONOMIC DEVELOPMENT PROJECT AREA

Acting City Manager, Layne Morris, discussed proposed Resolution No. 08-122 which would approve a Consent to Assignment and Estoppel Agreement with Argent 201, LLC, and US Bank National Association to facilitate development in the North Central Economic Development Project Area.

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Mr. Morris stated that as part of its financing arrangement with US Bank, Argent, LLC, had requested the Redevelopment Agency and the City consent to the assignment of certain rights and duties set forth in the Agreement for Disposition of Land for Private Development (ADL) between the City, the Agency, and Argent 201. He indicated by approving the Consent and Estoppel Agreement, the City agreed if Argent 201 should default on its financing agreements with US Bank, then US Bank could take over Argent 201's obligations and have the right to exercise the option to purchase City property. He indicated this was part of the security for the financing and would help facilitate development of the property.

The Acting City Manager further informed the North Central Economic Development Project Area had been adopted through West Valley City Ordinance No. 08-06, dated January 22, 2008. He indicated it encompassed several large properties located north of Stonebridge Golf Course. He stated it was Argent's intent to build a business center within the Project Area that would contain approximately 27-30 buildings and approximately 1.5 million square feet of space at full build out.

Nicole Cottle, Acting City Attorney, further reviewed the proposed Resolution and answered questions from members of the City Council. Ms. Cottle also informed a corresponding agreement would also appear on the Agenda for a Special Regular Meeting of the Redevelopment Agency scheduled later this night.

Upon inquiry, there were no additional questions from members of the City Council regarding items on the Agenda for the Regular Meeting scheduled April 8, 2008, at 6:30 P.M.

4. COMMUNICATIONS SCHEDULED APRIL 15, 2008:

A. INTRODUCTION OF NEW EMPLOYEES

Acting City Manager, Layne Morris, stated new employees would be introduced to the City Council at the Regular Council Meeting scheduled April 15, 2008, listed by Department as follows:

Police Department:

Faith Trolson, Police Officer
Tony Wolfgramm, Police Officer
Ryan Demille, Police Officer
Mario Cadenas, Police Officer
Jaron Averett, Police Officer
Robert Brinton, Police Officer
Matt Madsen, Police Officer
Nicole Davis, Crime Scene Tech

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Parks and Recreation Department:

Mike Lever, 2nd Asst. Golf Pro

Community and Economic Development Department:

Rachel Garcia-Trujillo, Executive Secretary

Denise Howick, Shelter Technician

Nichole Camac, Administrative Assistant

Thomas Nielsen, Animal Services Officer

Steve Hulse, Animal Services Officer

Isaai Galicia, Animal Services Officer

Shane Smith, Planner I

Public Works Department:

Aaron Roberts, Engineer Tech II

Clark Lamb, Operator I

Justice Court:

Chasity Ramos, Justice Court Clerk

Fire Department:

Jennifer Potter, Support Services Clerk

5. AWARDS, CEREMONIES AND PROCLAMATIONS SCHEDULED APRIL 15, 2008:

A. EMPLOYEE OF THE MONTH AWARD, APRIL, 2008 – TYLER MAYER, PUBLIC WORKS DEPARTMENT

Acting City Manager, Layne Morris, stated Councilmember Winder would read the nomination of Tyler Mayer, Public Works Department, to be recognized as the Employee of the Month for April 2008, at the Regular Council Meeting scheduled April 15, 2008, at 6:30 P.M.

6. RESOLUTION NO. 08-123, APPROVE DEVELOPMENT AGREEMENT WITH COVENTRY III/SATTERFIELD HELM VALLEY FAIR, LLC, FOR APPROXIMATELY 48.45 ACRES OF REAL PROPERTY BEING DEVELOPED IN THE VICINITY OF 3601 SOUTH 2700 WEST

Acting City Manager, Layne Morris, discussed proposed Resolution No. 08-123 which would approve a Development Agreement with Coventry III/Satterfield Helm Valley Fair, LLC, for approximately 48.45 acres of real property being developed in the vicinity of 3601 South 2700 West.

Mr. Morris stated the proposed agreement would establish park strip, sidewalk and landscaping standards as well as building and sign setbacks along 2700 West Street.

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The Acting City Manager indicated the current zoning for the Valley Fair Mall site was 'C-2,' which required a minimum front setback of 20 feet. However, the commercial zone ordinance had recently been amended to allow setbacks to be reduced as negotiated in a development agreement through the Planning Commission and City Council. He reported that on January 9, 2008, the Planning Commission had granted conditional use approval for the expansion and remodel of the Valley Fair Mall. He stated as part of the approval, the Planning Commission recommended a development agreement to require the following improvements along 2700 West: At least an 8-foot park strip, an 8-foot sidewalk, and a 5-foot landscaped buffer for parking that was adjacent to the street. He indicated the Planning Commission also recommended buildings could be placed at or near the back of the sidewalk.

Mr. Morris reported staff and the Planning Commission recommended this streetscape configuration for at least two reasons, as follows: First, with light rail to be built down the middle of 2700 West and the planned intensification of development on the west side of 2700 West, 2700 West would become a more urban street - having buildings placed close to the street would help create the sense of an urban, pedestrian friendly street; Second, the City Center ('CC') zone, which encompassed property on the west side of 2700 West, required an 8-foot park strip planter area and a 10-foot sidewalk with buildings placed at the back of the sidewalk. The streetscape proposed for the east side of 2700 West was similar to the streetscape required in the 'CC' zone for the west side of the street.

The Acting City Manager further reported the setback for signs was proposed to be from the top back of curb due to the large amount of dedication required and the larger sidewalk and park strip widths.

Acting City Manager, Layne Morris, distributed an amended Exhibit B to the Agreement.

Steve Pastorik, CED Department, further reviewed the proposed Resolution and terms of the subject Development Agreement and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-123 at the Regular Council Meeting scheduled April 15, 2008, at 6:30 P.M.

7. **RESOLUTION NO. 08-124, AUTHORIZE CITY TO ALLOW R&L FENCE TO REPLACE THE THREE-RAIL, WHITE VINYL PERIMETER FENCE AT WEST RIDGE GOLF COURSE**

Acting City Manager, Layne Morris, discussed proposed Resolution No. 08-124 which would authorize the City to allow R&L Fence to replace the three-rail, white vinyl perimeter fence at West Ridge Golf Course for an amount not to exceed \$63,853.28.

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Mr. Morris stated the perimeter fence at West Ridge was old, worn out, and could not be adequately repaired. He indicated public bids had been solicited and one company, R&L Fence, responded with a bid in the amount of \$63,853.28.

The Acting City Manager reported the fence around the Course was 17 years old and in a state of disrepair and needed to be replaced. He stated it had been repaired so many times the posts and rails would no longer hold nails. He further advised several companies had contacted the City regarding the project; however, only one bid had been received, as described above. He stated R&L's bid included removal of the existing fence and replacement with a new one with three rails, white vinyl, center-mounted, 60-64 inches high and would match the existing fencing.

Parks and Recreation Director, Kevin Astill, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 08-124 at the Regular Council Meeting scheduled April 15, 2008, at 6:30 P.M.

8. NEW BUSINESS SCHEDULED APRIL 15, 2008:

A. CITY MANAGER SUBMIT PROPOSED BUDGET FY 2008-2009 TO THE CITY COUNCIL

Acting City Manager, Layne Morris, stated the City Manager would submit the Proposed Budget for FY 2008-2009 at the Regular Council Meeting scheduled April 15, 2008, at 6:30 P.M.

9. COMMUNICATIONS:

A. COUNCIL UPDATE

Acting City Manager, Layne Morris, stated the Council had previously received a Memorandum outlining upcoming meetings and events as follows: April 9-11, 2008: ULCT Mid-year Conference, St. George; April 15, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 22, 2008, Groundbreaking – Argent Group Development, 10:30 A.M. – 11:30 A.M.; April 22, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; April 24, 2008: ChamberWest General Membership Meeting, Speaker: David Spalding, Rocky Mountain Power – Summer Energy Savings, E-Center, 11:45 A.M.; April 30, 2008: Annual Banquet for Harman Home Volunteers, 5:00 P.M.; May 6, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 9, 2008: Hunter Council PTA Barbeque, West View Park, 4100 South 6000 West, 11:30 A.M.; May 13, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; May 19, 2008: Annual Police Awards Banquet, 12 Noon; May 20, 2008: Council Study Meeting, 4:30 P.M., Regular

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Council Meeting, 6:30 P.M.; May 26, 2008: Memorial Day Holiday – City Hall closed; May 27, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 3, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; June 10, 2008: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; June 17, 2008: Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M.; June 24, 2008: Council Study Meeting, 4:30 P.M., Regular Council Meeting, 6:30 P.M.; August 4, 2008: Neighborhood Nights Kick Off Event, UCCC, 5:00 P.M. – 7:00 P.M.; August 5, 2008: National Night Out Block Parties, Various Locations, 6:00 P.M. – 10:00 P.M.; and August 18, 2008: Neighborhood Nights: Family Safety Fair, Family Fitness Center, 5:00 P.M. – 7:00 P.M.

10. COUNCIL REPORTS:

A. COUNCILMEMBER CAROLYNN BURT – COMMUNITY EDUCATION PARTNERSHIP

Councilmember Burt reported regarding a recent meeting of the Community Education Partnership (CEP) group and indicated they desired to become an umbrella organization of West Valley City similar to the Cultural Arts Board (CAB).

B. COUNCILMEMBER JOEL COLEMAN – EDUCATION ADVISORY COMMITTEE

Councilmember Coleman stated the second meeting of the Education Advisory Committee would be held April 10, 2008, and he requested input and suggestions for issues to be discussed by that committee. Mayor Nordfelt mentioned a draft interlocal agreement being worked on by the Council of Governments (COG) with Granite School District and municipalities served by the District. He requested the Education Advisory Committee review that document and give input. Councilmember Winder inquired if anyone from the City would attend the meeting with Granite School District to be held the following day. Acting City Manager, Layne Morris, stated he would inquire of the City Manager regarding that question.

C. COUNCILMEMBER MIKE WINDER – NEW WEST VALLEY CITY LIONS CLUB

Councilmember Winder reported regarding a meeting held the previous week with the founding group of the new West Valley City Lions Club. He indicated on behalf of organizers, including Bill Barton, an invitation had been extended for members of the City Council to participate. Councilmember Winder mentioned some proposed service projects the Club would undertake. He also discussed recreation needs in the City and suggested the Council take a “fresh” look at how to rejuvenate the City’s parks and playgrounds and begin dialogue regarding those

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matters. He also suggested the Council consider directing the City Manager to recommend a list of \$2 million in parks projects for consideration and possible funding.

Upon discussion, members of the Council concurred with the suggestion to direct the City Manager to make recommendations regarding costs to rejuvenate the parks. The Council also shared comments received from residents regarding certain parks. Some members of the Council expressed the desire to discuss recreation and parks issues; however, those might not be the highest priority. A suggestion was made to put the issue on the list of issues for further discussion and prioritization. A suggestion was also made for a possible mid-year retreat to discuss this issue and other issues to be considered by the Council for funding.

Finance Director, Jim Welch, stated there was some proposed budget items regarding parks and recreation which the City Manager would present the following week in the proposed FY 2008-2009 budget.

D. COUNCILMEMBER STEVE VINCENT – HEALTHY WEST VALLEY CITY COMMITTEE

Councilmember Vincent stated the Healthy West Valley City Committee was currently not functioning and he suggested the committee be started back up. He reported regarding a City-wide walking campaign to begin on April 19, 2008 at 8:00 A.M. at Centennial Park. He stated he, and other volunteers, together with the Parks and Recreation Department, had identified several trails to be used for the walks each month. Councilmember Vincent indicated there were several older adults on the committee and they would like to have younger adults, mothers, and others, participate. He requested the City Council submit names of individuals who might be interested in serving on the committee.

E. COUNCILMEMBER RUSS BROOKS – BEST WISHES AND PLANT SENT TO ALAN ANDERSON'S FAMILY

Councilmember Brooks stated the wife of Alan Anderson, President of ChamberWest, recently had a baby who had some health issues. He advised the City had sent a plant and best wishes to the family.

F. MAYOR DENNIS NORDFELT – UPCOMING RIBBON CUTTINGS AND Highbury Meeting

Mayor Nordfelt discussed an upcoming ribbon cutting ceremony scheduled April 24, 2008, at 11:00 A.M. for Henry S. Day. He also reported the Auto Plaza was moving to the old Henry Day property on Redwood Road and that ribbon cutting ceremony had been scheduled for May 15, 2008, at 2:00 P.M.

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Mayor Nordfelt advised that he and the City Manager, Wayne Pyle, had been scheduled for a meeting the following week regarding Highbury at which meeting he anticipated a request would be made for a higher density than previously discussed. He indicated he felt higher density should not be allowed for the remainder of the development. Councilmember Vincent stated he desired high-quality senior housing that was not multi-level in that area.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, APRIL 8, 2008, WAS ADJOURNED AT 6:28 P.M., BY MAYOR NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held April 8, 2008.

Sheri McKendrick, MMC
City Recorder

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